098.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,123,400 / 1,123,400
					USE VALUE:	1,123,400 / 1,123,400
					ASSESSED:	1,123,400 / 1,123,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRUNDER MICHAEL & AILEEN/TRS	
Owner 2:	MICHAEL GRUNDER REVOCABLE TR	
Owner 3:	AILEEN GRUNDER REVOCABLE TRUS	
Street 1:	58 HUTCHINSON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	DAVIS MARK/ROSE -
Owner 2:	-
Street 1:	58 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 2226 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11060.000	465,600		657,800	1,123,400
Total Card	0.254	465,600		657,800	1,123,400
Total Parcel	0.254	465,600		657,800	1,123,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.67 | /Parcel: 504.67

Legal Description

User Acct 64101

GIS Ref

GIS Ref

Insp Date 09/24/18

Entered Lot Size

Total Land:

Land Unit Type:

!7987!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	465,600	0	11,060.	657,800	1,123,400		Year end	12/23/2021
2021	101	FV	453,100	0	11,060.	657,800	1,110,900		Year End Roll	12/10/2020
2020	101	FV	453,500	0	11,060.	657,800	1,111,300	1,111,300	Year End Roll	12/18/2019
2019	101	FV	329,200	0	11,060.	657,800	987,000	987,000	Year End Roll	1/3/2019
2018	101	FV	328,000	0	11,060.	563,900	891,900	891,900	Year End Roll	12/20/2017
2017	101	FV	328,000	0	11,060.	526,300	854,300	854,300	Year End Roll	1/3/2017
2016	101	FV	328,000	0	11,060.	451,100	779,100	779,100	Year End	1/4/2016
2015	101	FV	315,700	0	11,060.	404,100	719,800	719,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:31:59

LAST REV

Date	Time
01/20/21	10:31:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS MARK/ROSE	59409-289		6/29/2012		725,000	No	No		
ROBERTS DONALD	47975-82		8/11/2006		630,000	No	No		
ROBERTS DONALD	28340-471		3/23/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	64101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2019	1398	Re-Roof	8,675					
4/9/2014	315	Wood-Sto	3,600					
9/7/2012	1130	New Wind	33,165	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	BS	Barbara S
6/12/2014	External Ins	PC	PHIL C
4/11/2013	Info Fm Prmt	EMK	Ellen K
2/12/2009	Meas/Inspect	189	PATRIOT
12/5/2006	MLS	MM	Mary M
11/22/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
8/10/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11060		Sq. Ft.	Site		0	70.	0.85	4			Golf co	25					657,828						657,800	

Total AC/HA:	0.25390	Total SF/SM:	11060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	657,828	Spl Credit		Total:	657,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.12169814
Const Adj.:	0.97796166
Adj $ / SQ:	153.577
Other Features:	98750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572027
Depreciation:	106397
Depreciated Total:	465630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

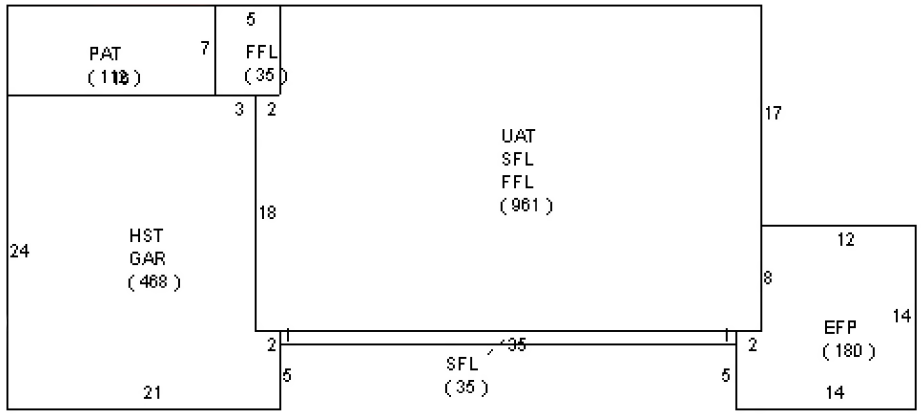
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.83
Special Features:	0	Val/Su Net:	144.33
Final Total:	465600	Val/Su SzAd	209.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	153.580	152,963
SFL	Second Floor	996	153.580	152,963
GAR	Garage	468	19.890	9,310
UAT	Upper Attic	240	61.430	14,759
HST	Half Story	234	153.580	35,937
EFP	Enclos Porch	180	41.420	7,455
PAT	Patio	112	5.470	613
	Net Sketched Area:	3,226	Total:	374,000
Size Ad	2226	Gross Area	4181	FinArea 2226

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc